

Kansas Real Estate Mortgage.

Know all Men by these presents, That Joseph G. Cummings and Mabel E. Cummings, Husband and wife, of the County of Douglas State of Kansas parties of the first part, in consideration of the sum of Seventy five hundred and no/100 Dollars, in hand paid by Fidelity Trust Company of Kansas City, in the County of Jackson, State of Missouri party of the second part, receipt of which is hereby acknowledged, do hereby Mortgage and Warrant unto the said Fidelity Trust Company the following described real estate situated in the County of Douglas and State of Kansas, to-wit: The North West Quarter (NW $\frac{1}{4}$) and the West half of the North East quarter ($\frac{1}{2}$ NE $\frac{1}{4}$) of Section Nine (9) in Township Thirteen (13) South of Range Nineteen (19) East of the Sixth Principal Meridian, containing in all 240 acres, more or less, according to United States Survey. To Have and To hold the same, with all the hereditaments and appurtenances thereto belonging; to the said second party and to its successors and assigns forever. These Presents are made to secure the payment of one certain negotiable Bond or Promissory Note this day made, executed and delivered by said Joseph G. Cummings and Mabel E. Cummings to the said Fidelity Trust Company for the sum of Seventy five hundred Dollars, payable on the first day of September A.D. 1917, and bearing interest at the rate of five per centum per annum from date, payable semi-annually and evidenced by ten (10) Coupons attached thereto. The said Bond and Coupons are payable at the office of Fidelity Trust Company, Kansas City, Missouri, and each bears interest after maturity at the rate of ten per centum per annum. The said first parties however, reserves the right to pay one Hundred ^{dollars} or any multiple thereof upon said Bond or the full amount thereof, on the day any of said Coupons mature, provided thirty days notice in writing is given to said second party or its assigns, that such payment will be made; and provided further, that in case such partial payment are so made, no sum less than Five Hundred Dollars of said Bond shall at any time remain unpaid, the making of such partial payments operating to reduce the amount of the Coupons maturing thereafter proportionately to the amount said Bond is reduced. It is herein agreed particularly as follows; The said first parties shall not suffer waste, nor permit the buildings, fences and improvements on said premises to depreciate by neglect or want of care; shall keep said premises free from all statutory lien claims of every kind and shall pay all sums necessary to protect the title or possession thereof; shall pay, before the same become delinquent, all taxes and assessments upon said premises, general or special now existing or that may hereafter be levied, or chargeable against said indebtedness or against this instrument, by or within the State of Kansas, and shall keep the buildings on said premises constantly insured for the benefit of said second party or its assigns, in a company or companies acceptable to said second party or its assigns, in the sum of at least _____ Dollars, and shall deliver to said second party or its assigns, the ^{policy or} policies therefor and all renewals thereon, and shall, when requested, surrender to the said second party or its assigns, any policy or policies covering any of the buildings on said premises; in case the title to said premises is transferred, making an assignment of such policies of insurance to the purchaser necessary, the said second party or its assigns, are

(THE FOLLOWING IS INDEXED IN THE ORIGINAL INSTRUMENT)
 1-1917
 Received of Joseph G. Cummings the within named Mortgagee, the sum of Seventy five hundred and no/100 Dollars, in full satisfaction of the within Mortgage.
Fidelity Trust Company
 (Corp Seal)
By Lester H. Hall
Secretary

Witness my hand and the seal of the Register of Deeds
 at Lebanon Mo. Sept 14th 1917
Estelle M. Northrup
 Register of Deeds